

# Plan Implementation

Introduction

Vision  
Statement

Neighborhood  
Identity

Land Use

Mobility

Community  
Facilities

Recreation/  
Open Space

Plan  
Implementation

Appendix

## Implementation

The implementation element of the Eastwood Neighborhood Plan is intended to outline the steps necessary to bring about the plan objectives. Recommendations have been made for each of the previous plan components—Land Use, Mobility, Recreation/Open Space, and Community Facilities. Recommendations have been divided into 3 categories including: changes relating to Cornerstone 2020 or the Land Development Code, infrastructure or capital improvements, and recommendations of a policy or programmatic nature. Associated with each recommendation is the lead entity that would need to assume responsibility for implementing the change and the suggested timeframe for initiating the recommendation. Timeframes are given in three ranges—short (less than one year), medium (1-3 years), and long (greater than 3 years).





## PLAN IMPLEMENTATION

### Land Use

The land use recommendations are intended to promote and reinforce a consistent and active pedestrian-oriented environment servicing the adjacent residential neighborhoods. Land use recommendations have been divided into two general categories—those dealing with neighborhood pattern and form, and those addressing village design standards.

#### Neighborhood Pattern and Form Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU1. Revise the existing Village Form District Boundaries (Center and Outlying)	Louisville Metro Planning Commission	Short
LU2. Restrict future commercial zoning along the Shelbyville Road corridor, east of Eastwood Village boundary to the Jefferson County Line and west through the Floyds Fork Overlay District	Louisville Metro Planning Commission	Short
LU3. Limit non-residential land uses to the Village Center	Louisville Metro Planning Commission	Short
LU4. Limit multifamily residential to within or immediately adjacent to the Village Center		Short
LU5. Implement separate design standards for the Village Center and Outlying Village (see Design Element)	Louisville Metro Planning Commission	Medium
LU6. Initiate an Area-Wide Rezoning process to change the zoning of the existing M-2 properties within the Village Center to C-1 with consent of the property owners	Louisville Metro Planning Commission	Medium



## PLAN IMPLEMENTATION

LU7. Expand the existing road network, adding streets and alleys, to encourage lot patterns appropriate to the village form and consider creating opportunities for greens, squares, and other public open spaces <ul style="list-style-type: none"><li>•Ensure any new roadways reflect the pattern and character of the existing roadway system and minimize impacts to existing tree lines and natural features</li></ul>	Louisville Metro Planning Commission	Medium
Recommendation	Implementation Responsibility	Timeframe
Policy-Programmatic		
LU8. Consider the Planning Commission's Development Review Committee (DRC) as the review/approval entity during the permitting process	Louisville Metro Planning Commission	Short
LU9. Evaluate site within the Eastwood Village Center as a possible location for a future school	Jefferson County Board of Education	Short
LU10. Establish an Eastwood Village Association consisting of residents and business owners to: <ul style="list-style-type: none"><li>•participate in the civic process of setting public improvement priorities and promote the development guidelines and future master plans that are consistent with the Eastwood Village Pattern Book</li><li>•identify local gathering places such as the ballpark and community center to promote and preserve community events such as parades and festivals</li></ul>	Louisville Metro Department of Neighborhoods	Medium



### Design Recommendations

Recommendation	Implementation Responsibility	Timeframe
<b>Cornerstone 2020/LDC</b>		
LU11. Develop a pattern book for the Village Form District to be used as a guide for applying architectural design principles that: <ul style="list-style-type: none"><li>o respect and enhance the existing mix of historic design styles and encourage both restoration and adaptive re-use to maintain the character of the area</li><li>o Incorporate elements of nearby historic buildings in new construction</li><li>o Promote careful building materials selection</li></ul>	Louisville Metro Planning Commission	Medium
LU12. Develop a streetscape master plan for Shelbyville Road to coordinate site furnishings, lighting, transit stop design, and landscaping	Louisville Metro Planning Commission	Medium
LU13. Develop a greenway master plan for Eastwood to encourage a “green edge” around the village limits and link future pedestrian trail connections when part of new development. Ensure private property rights are respected when considering any future connections	Louisville Metro Planning Commission Louisville Metro Parks Department	Medium
LU14. Establish design standards in addition to the Traditional Neighborhood Form District standards for the Village Center that distinguish development along the Shelbyville Road Corridor from development elsewhere in the Village Center	Louisville Metro Planning Commission	Short



## PLAN IMPLEMENTATION

### **Village Center Design Standards (Applies to Entire Village Center)**

- a. Retail commercial footprints should be limited to 35,000 square feet or less within the Eastwood Village Center. In exceptional circumstances in which it can be clearly and convincingly demonstrated that the proposed structure and use, site design and related development (i.e. parking and maneuvering) are consistent with the scale, design, and intent of the village center as described in Cornerstone 2020 and further elaborated upon in the Eastwood Neighborhood Plan, may a square footage greater than 35,000 be approved.
- b. Require Development Review Committee review for buildings with a footprint greater than 15,000 square feet
- c. Require new buildings to incorporate design features that are compatible and consistent with existing buildings to maintain the existing character of Eastwood
- d. Exterior building materials shall consist primarily of wood, brick and stone and shall incorporate design features of traditional village character such as paned windows
- e. Define outdoor spaces within existing and future public rights-of-way to create greens, squares, boulevards, and medians to maintain the rural atmosphere and to connect the greenways and parks throughout the village
- f. Require signs to be externally lit and constructed from more traditional materials (wood, metal, cloth, etc.)

### **Village Center Design Standards (Exclusive of Shelbyville Road)**

- g. Provide mix of uses
  - o Develop incentives to provide a vertical mix of land uses – i.e., ground floor retail/service; upper floor residential/office
  - o Minimize tenant bays to 50' wide or less to promote a variety of stores/services
- h. Allow small setback variations and offsets to create breaks between buildings for pedestrian scale and visual interest along street facades
- i. Provide a sense of enclosure along the building front through design elements including, but not limited to:
  - o Street trees
  - o Recessed doorways
  - o Slant window awnings
  - o Site features such as lamp posts and benches
- j. Require parking to be located in the rear or at the curbside to maintain the street line of shops and to promote pedestrian focus and to reduce the speed of traffic along the internal village roadways
- k. Require new buildings to maintain 1:1 building height to street width to provide small village scale

### **Shelbyville Road Village Center Standards (Applies only to Shelbyville Road)**

- l. Minimize new entrances onto Shelbyville Road through the use of shared entrances and service drives, where feasible
- m. Promote cross access between compatible uses and use alleys and service drives for vehicular access to sites to promote rural atmosphere created by landscape setbacks and buffers along Shelbyville Road
- n. Designate pedestrian crossings at major intersections for safe connections across Shelbyville Road to provide pedestrian access to areas of the Village Center on both sides of Shelbyville Road



## PLAN IMPLEMENTATION

- |  |
|--|
| o. Design parking in pods or smaller areas broken by green space to reduce the impact of large asphalt parking lots and vehicles parked within the developments  |
| p. Do not permit parking between buildings and Shelbyville Road frontage   |
| q. Design buildings with more than one front façade to address frontage along Shelbyville Road as well as internal frontage served by rear or side access to parking as well as pedestrian cross-connections |
| r. Provide shared identification signs at access points to reduce the number of signs along Shelbyville Road   |
| s. Maintain the 30 feet setback and 30 feet parkway buffer along Shelbyville Road with landscaping to provide buffer for commercial uses as well as to provide rural atmosphere                              |
| t. Require landscaping in parkway buffer to utilize native species and designs emulating the surrounding natural environment   |
| u. Designate points on Shelbyville Road as gateways at the Village boundary and design gateway elements to create a sense of arrival   |

### **Outlying Village**

- |   |
|---|
| v. As land is developed, require a 30' greenway easement where recommended by the greenway master plan for Eastwood   |
| w. Require new roads to be designed to run parallel to and preserve natural fence lines and tree lines where appropriate to maintain character of existing landscape  |
| x. Designate Gilliland and Eastwood Fisherville Roads as Scenic Corridors from I-64 to the Village Center boundary  |
| y. New residential development shall have buildings facing the street and shall encourage the use of the front porch and other semi-private architectural features to create hierarchy from the street to the private residence |
| z. Encourage conservation subdivision design practices for future development surrounding the village between Shelbyville Road and I-64 to help maintain a rural character for the area   |



## PLAN IMPLEMENTATION

### Mobility Recommendations

Recommendation	Implementation Responsibility	Timeframe
<b>Cornerstone 2020/LDC</b>		
M1. Develop a bicycle and pedestrian master plan to identify future bicycle, pedestrian, and multi-use corridors, including opportunities to connect with the proposed county loop along Floyds Fork	Louisville Metro Planning Commission	Medium
M2. Require sidewalks for all development within the Village Center to promote walking as a viable alternative	Louisville Metro Planning Commission	Short
M3. Promote greenway trails to provide pedestrian access within the Outlying Village when incorporated as part of new development	Louisville Metro Planning Commission	Short
<b>Infrastructure/Capital Improvement</b>		
M4. Expand the existing road network, adding streets and alleys, to encourage lot patterns appropriate to the village form	Louisville Metro Planning Commission	Medium-Long
M5. Improve U.S. 60 to three lanes to support future Village Center development	Kentucky Transportation Cabinet	
<b>Policy-Programmatic</b>		
M6. Locate any future I-64 interchange east of Eastwood to protect the village character	Kentucky Transportation Cabinet	
M7. Adopt typical sections to guide future roadway improvements	Kentucky Transportation Cabinet; Louisville Metro Public Works Department	Short
M8. Improve transit facilities to serve the Eastwood Village Center	TARC	Medium



## PLAN IMPLEMENTATION

### Community Facilities

Recommendations relating to community facilities are associated with the physical form of such uses and their compatibility with other land uses within the village.

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
CF1. Require community facilities to adhere to the village design standards applicable to the area (center, outlying) located	Louisville Metro Planning Commission	Short
CF2. Develop incentives for shared parking with compatible adjacent uses	Louisville Metro Planning Commission	Medium
CF3. Establish design standards in addition to the Neighborhood Form District standards for the Village Outlying for community facilities	Louisville Metro Planning Commission	Short
CF4. Prohibit parking between the building façade and the street		
CF5. Establish open space requirements related to building size		
CF6. Require new buildings to incorporate design features that are compatible and consistent with existing buildings to maintain the existing character of Eastwood		
CF7. Exterior building materials shall consist primarily of wood, brick and stone and shall incorporate design features of traditional village character such as paned windows		
CF8. Allow for use of alternative pavements (i.e., porous pavers) in larger lots where parking is only used few days of the week		
CF9. Limit external illumination of parking areas and signs to levels to minimize light pollution		





## PLAN IMPLEMENTATION

### Recreational/Open Space Recommendations

The recreational/open space recommendations are intended to advance and expand the existing park and associated facilities. There is a strong sense of community present in Eastwood. The recommendations include key elements and tools needed to help maintain and strengthen this sense of community.

Recommendation	Implementation Responsibility	Timeframe
<b>Cornerstone 2020/LDC</b>		
R1. Emphasize pedestrian connections between parks, open space and civic uses through side-walks and greenways	Louisville Metro Planning Commission	Short
R2. Prepare a greenway plan to connect existing and future parks and open space when incorporated as part of new development	Louisville Metro Planning Commission Louisville Metro Parks	Short
R3. Develop open space standards relative to its location (center vs. edge)	Louisville Metro Planning Commission	Medium
R4. Use open space standards in the Outlying Village as a tool for protection of sensitive areas	Louisville Metro Planning Commission	Medium
<b>Infrastructure/Capital Improvements</b>		
R5. Develop a greenway connection to Floyds Fork as land is developed	Louisville Metro Parks Department	Long
<b>Policy-Programmatic</b>		
R6. Encourage parades, festivals and other events to provide community interaction	Eastwood Association	Short
R7. Focus on existing park as the local gathering point and meeting spot	Eastwood Association	Medium
R8. Identify future open space needs and potential destination points to be incorporated as property develops	Louisville Metro Parks Department	Medium

